



Housing with Care Matters

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#HLINenews

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Logo for the Housing LIN's new presence in Wales

SPECIALIST NETWORK TO SUPPORT IMPROVEMENT IN HOUSING FOR OLDER PEOPLE IN WALES

The Housing Learning and Improving Network (LIN) is increasing its presence in Wales after talks with the Welsh Government. The network's website now includes a section of news and resources exploring developments and issues around specialist housing, particularly extra care housing, in Wales.

Speaking at Cymorth Cymru's extra care roundtable in Swansea last month, Housing LIN founder and director Jeremy Porteus described the step as an exciting development.

"This arrangement helps us to improve further the support we already offer to around 1,000 existing members living or working in Wales. It also means we can help promote the value of extra care housing and new design standards and support efforts to maintain and improve existing sheltered housing stock. We are looking forward to supporting commissioners, providers, developers and the Welsh Government in developing innovative accommodation with care that meets the needs and aspirations of the older people of Wales."

John Howells, Director of Housing and Regeneration at the Welsh Government, whose department is providing seed funding for the initiative, said: *"Ensuring a good supply of affordable decent specialist housing for our older people is a challenge no government should shrink from or delegate entirely to others. The Housing LIN's invaluable resources can play a valuable role in supporting the sector to improve the quality and diversity of housing with care in Wales."*

Visit the new Housing LIN Cymru pages at: www.housinglin.org.uk/Wales





POLICY & FUNDING NEWS

Relevant policy and funding news across housing, health and social care since our last newsletter includes:

Care Bill receives Royal Assent

Following agreement by both Houses on the text of the Bill, the Care Bill received Royal Assent on 14 May. In brief, the new Act reforms the law relating to care and support for adults and the law relating to support for carers, and makes provision about safeguarding adults from abuse or neglect and about care standards.

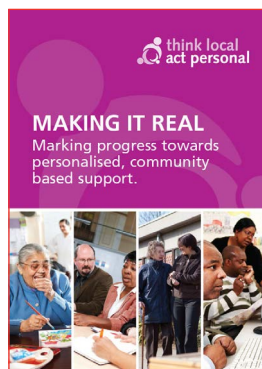
As this newsletter was going to press, the consultation on draft guidance and regulations, including a section on implications for the housing sector, are expected this week. To follow, go to: www.local.gov.uk/care-support-reform/-/journal_content/56/10180/6148601/ARTICLE

Housing Minister's Housing and Health letter

Kris Hopkins has written to Local Authority Leaders in England last month outlining the importance of the links between health and housing. With reference to £40m Department of Health funding for homelessness hostel refurbishment and shared accommodation for vulnerable young people to be announced shortly, the letter also advised authorities that the prospectus on the next phase of the Care and Support Specialised Housing (CASSH) Fund is also expected soon. To this end, the Department of Health met recently with representatives from the housing sector to discuss current market conditions and other issues to inform the development of CASSH Phase 2 to stimulate the provision of private market specialised housing. DH are working with delivery partners to develop a viable scheme and are aiming for a launch of the Phase 2 prospectus over the summer. More details to follow.

Think Local Act Personal

Think Local Act Personal have published a new partnership agreement, 'Working together for personalised, community-based care and support'. Building on the first agreement in 2011, the new one sets out a new vision for personalisation



of care and support based on what people have said is a priority. In addition, a number of organisations have reaffirmed their commitment for action alongside other work to support the Care Act Implementation, extend personal health budgets, take an asset-based approach to building community capacity and overseeing implementation of the Personalisation Action Plan released earlier this year. The Housing LIN is pleased to be a signatory and, to this end, has made a number of commitments. More at:

www.thinklocalactpersonal.org.uk

New £2m fund to support older people to reduce pressure on hospitals

The Cabinet Office and the Tripartite group (NHS England, Monitor, the Trust Development Authority and Association of Directors of Adult Social Care) have launched a new £2 million fund to support older people and reduce pressure on hospitals. The fund aims to scale up and robustly test social action approaches to keeping older people well or helping them recover quicker when they do go to hospital. Examples of where housing are already playing a part in effective hospital discharge arrangements can be found at: www.gov.uk/government/news/new-2m-fund-to-help-older-people-stay-healthy-next-winter

To submit an application to this fund by **13 June 2014**, go to: www.sibgroup.org.uk/hospitalfund

Better Care Fund on hold?

There was much concern last month over the Guardian's headline that reported that a review of the £3.8 billion Better Care Fund (BCF) by the Cabinet Office had questioned the assumptions about the cost-effectiveness of pooling health and adult social care resources and the robustness of the evidence for integration. It suggested that the introduction of the BCF from April 2015 should be delayed. More at:

www.theguardian.com/society/2014/may/06/nhs-better-care-fund-policy-halted-whitehall-review

However, the DH/DLCCG have responded quickly stating that the programme for implementation remains on track and, irrespective of the final timings, housing still has a crucial role to play. Indeed, £350 million is set aside in the BCF for Disabled Facilities Grants and other capital projects that facilitate the delivery of care and support. We will be following this with interest. And, also see the new health and care resource under 'Other useful publications' on p.10 of this newsletter.



Government issues strategy for the future of out-of-hospital care

The Government's strategy for the future of out-of-hospital care services sets out its vision for primary and community care services to become more proactive, personalised and joined up. Importantly,

housing is recognised in several places including in relation to effective discharge planning and the delivery of hospital to home services, coordinated care planning to support reablement and recovery, and taking measures to improve housing quality such as cold homes to reduce health inequalities.

More at:

www.gov.uk/government/publications/plans-to-improve-primary-care

Also, have a look at the evaluation of Bournemouth Churches Housing Association's Department of Health's hospital discharge project in Plymouth at:

www.housinglin.org.uk/pagefinder.cfm?cid=9213

The unit costs of adult social care

With increased demand for health and social care expected, health and local authorities are faced with more pressure than ever to keep a tight rein on expenditure, so information on the costs of services continues to be an important contribution to accurate planning and commissioning. The latest report from the PSSRU provides comprehensive data on unit costs across a spectrum of health and adult social care client centred services, including extra care housing (p.41). Access at:

www.pssru.ac.uk/project-pages/unit-costs/2013

Supporting public service transformation: cost benefit analysis guidance for local partnerships

This document from HM Treasury outlines a methodology for a cost-benefit analysis (CBA) and its application to improve public services where analytical and research resources may be relatively limited. It includes residential care placements and some aspects of housing management and statutory homelessness. More at:

www.gov.uk/government/publications/supporting-public-service-transformation-cost-benefit-analysis-guidance-for-local-partnerships

Housing Standards Review

Following the consultation last year, the DCLG have published the summary of responses. Of particular interest to Housing LIN members will be feedback on accessibility and space standards along with the overall support for a proposed three-tier framework of accessibility standards incorporating Part M of the Building Regulations and Lifetime Homes Standards. As outlined in the Queen's Speech, much of the Code for Sustainable Development is proposed to be removed or picked up in other guidance. More at:

www.gov.uk/government/consultations/housing-standards-review-consultation

Built for Life

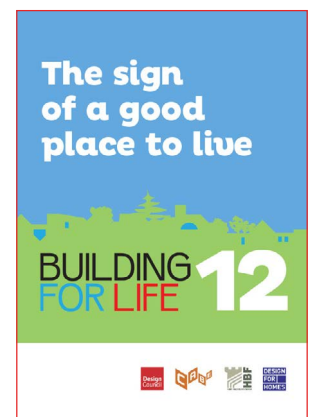
Planning Minister, Nick Boles MP, has announced 16 new 'Built for Life' awarded housing schemes. Built for Life is a commendation available for developers to demonstrate their achievement of excellence under the 'Building for Life 12' industry standard tool for well-designed new homes. To

view individual schemes in detail, go to:

<http://builtforlifehomes.org>

For more on 'Building for Life 12' and kitemark, visit:

www.designcouncil.org.uk/knowledge-resources/guide/building-life-12



MARKET NEWS

In this new section we capture key news growth and investment in the world of housing with care. For local information on extra care housing developments, check out regional updates.

Overheated housing market?

The Governor of the Bank of England, Mark Carney, has warned that Britain needs more houses to stop prices spiralling out of control, especially in London where price rises have risen by 16.3%. Speaking on Sky News, he warned of the danger of house price inflation and resultant 'debt overhang' as a result of the level of higher-to-loan income mortgages. He called for an increase in the supply of new housing and also measures to test the affordability of lenders' mortgages.



Home ownership on the decline?

Home ownership is on the decline because of house price inflation and a fall in the numbers of housing being built, according to Legal and General. With profits warnings in the sector, it points out that UK is only constructing 125,000 homes a year compared to 400,000 after the war. Nigel Wilson, Group Chief Executive, told the BBC 4 Today programme last month that to help stimulate the market older people should trade down. He went on to say, "We have to change this. Retirement communities are a good thing. You see this in the US."

Housing 21 changes name

Bruce Moore, Chief Executive of Housing 21, has announced that the organisation is to change its name to Housing & Care 21. He said: "There was a strong feeling that the current name did not adequately reflect our position as a substantial care provider as well as continuing to be a respected housing organisation."

More on Bruce Moore and the change at:

www.housingandcare21.co.uk/press-room/news/housing-21-announces-change-of-name/



Housing Market Bulletin

The most recent HCA's Housing Market Bulletin is available and provides details on house prices, house building, mortgages and the wider economy. View at: www.homesandcommunities.co.uk/ourwork/market-context

HOUSING DESIGN AWARDS - THE BEST IS GETTING EVEN BETTER

The 2014 Housing Design Awards (HDAs) attracted 26 entries relating to over 55s provision, representing about a sixth of the 151 submissions detailing progress in every form of housing design from market sale apartments to rural exemption cottages for rent.

The Housing LIN is delighted to be associated with the awards and we understand that there are some remarkable submissions, including new variants

of bungalows as well as some glorious high-rise apartments, many incorporating the HAPPI criteria. We look forward to reporting on the awards ceremony on 15 July, led by housing minister Kris Hopkins, and working with the Awards manager Design for Homes to produce a report on the key characteristics of this year's submissions and details of the winning entries designed for over 55s.

NEW PLANNING WEBPAGES GO LIVE

We are grateful to the team at Tetlow King Planning for reviewing and updating the planning content on our website. This has resulted in a new section which provides free online information on planning and housing for older people.



Laid out in 9 sections, Jeremy Porteus said, "From national guidance to local strategic plans and from key test cases to tools that can help you better understand your housing market, these pages are now structured so that you can find everything you need to know about planning specialist housing for older people in one place."

John Seddon, of Tetlow King Planning said, "The Housing LIN provides the missing link between health, housing and planning, and their resources offer a wealth of information accessible to all. We are confident Housing LIN will continue to play an important role in guiding the sector in the future. Tetlow King Planning are pleased to be able to work with Housing LIN and to contribute to the debate on the topic of housing and care and the inter-relationship with planning. We have found it to be a very valuable resource". To visit these pages, go to: www.housinglin.org.uk/Planning





NEW HOUSING LIN PUBLICATIONS

Keeping you informed on latest policy, practice and thinking, we are pleased to bring you an excellent selection of new and diverse publications. Keep them coming in!

Jeremy's latest blog



To coincide with the anniversary of Lord Filkin's influential Select Committee paper, 'Ready for Ageing?', Independence Age has published a report on the best and worst futures for older people by 2030 in the UK. In addition, they have released a series of blogs on different aspects of ageing, drawing on the thoughts and views of a

number of sector leaders. Read the Independence Age report at:

www.independentage.org/campaigning/2030vision/

In his contribution to the charity's work, 'Building up the community chest – or leaving it all to chance?', Jeremy throws the dice across the monopoly board to take a look at housing for an ageing society.

Read at: www.housinglin.org.uk/library/Resources/Housing/JP_Community_Chest_blog.pdf

NEW REPORTS

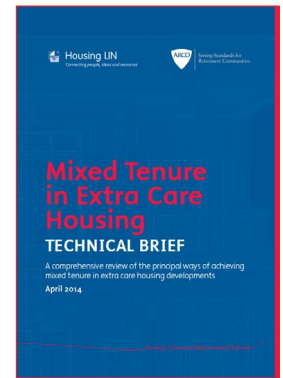
Two new reports from the Housing LIN explore in depth mixed tenure extra care housing and how to better understand the nuances of marketing in developing your extra care housing product.

Mixed tenure in extra care housing: A comprehensive review of the principal ways of achieving mixed tenure in extra care housing developments

With recent reports highlighting an increasing population of older homeowners seeking to downsize, the Housing LIN and the Association of Retirement Community Operators (ARCO) have combined their resources to update the Housing LIN's original Technical Brief on mixed tenure extra care housing. This new version has been significantly revised by John Payne and Jon Mills for the Housing LIN and ARCO to enable readers to

understand the main issues for developing and managing mixed tenure extra care housing.

Divided into 6 sections, the new Technical Brief covers an introduction to mixed tenure extra care housing; low cost home ownership and mixed tenure; legal issues; financial issues; marketing; and a conclusion, and provides a useful set of appendixes. Download in full at: www.housinglin.org.uk/MixedTenure_TechBrief

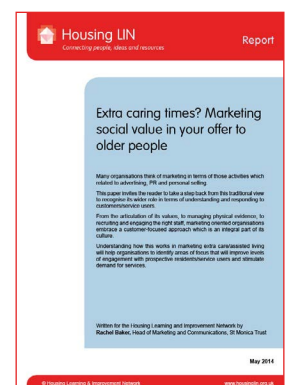


Extra caring times? Marketing social value in your offer to older people

Many organisations think of marketing in terms of those activities which related to advertising, PR and personal selling. This paper by Rachel Baker, Head of Marketing and Communications at St Monica Trust, invites the reader to take a step back from this traditional view to recognise its wider role in terms of understanding and responding to customers/service users. From the articulation of its values, to managing physical evidence, to recruiting and engaging the right staff, marketing oriented organisations embrace a customer-focused approach which is an integral part of its culture. Understanding how this works in marketing extra care/assisted living will help organisations to identify areas of focus that will improve levels of engagement with prospective residents/service users and stimulate demand for services.

Speaking at the North East Housing LIN meeting in Sunderland, Jeremy Porteus said: *"consideration about how extra care housing is marketed is often left to the last minute. This report sets out why we need a better understanding of the characteristics and attributes of existing and future residents and how best to address their needs and wants from the outset. It contains useful information on how to develop your product offer and the organisational values that need to be embedded right at the outset. A marketing must read!"*

Download the report at: www.housinglin.org.uk/Marketing_Report



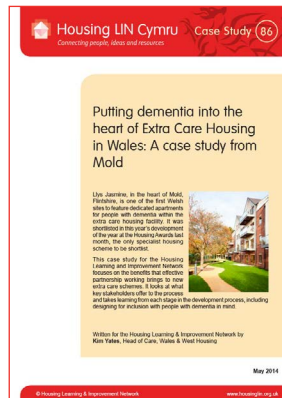


NEW CASE STUDIES

To coincide with the launch of the new Housing LIN Cymru pages, we put the spotlight on the innovation displayed by a Welsh housing association working in the field of dementia. We also have an interesting study on delivering innovative housing support services for older people in a rural North West community, a study of the evaluation of the housing brokerage service in Essex, and the 'hub and spoke' model of housing with care in Camborne, Cornwall.

Putting dementia into the heart of Extra Care Housing in Wales: A case study from Mold

This new case study by Kim Yates, Head of Care at Wales & West Housing, takes a detailed look at Llys Jasmine, one of the first Welsh sites to feature dedicated apartments for people with dementia within the extra care housing facility. The study focuses on the benefits that effective partnership working brings to new extra care schemes. It looks at what key stakeholders offer to the process and takes learning from each stage in the development process of this award-winning scheme, including designing for inclusion with people with dementia in mind. Read at: www.housinglin.org.uk/Mold_CaseStudy



maintenance. The service is offered in the market to older people, adults and families with children across all tenures.

Written by Jean Bray of Peter Fletcher Associates, and our North West Housing LIN regional lead, this case study sets out why the service was developed, the journey from planning to implementation and what achievements have been made. It also examines customer feedback and offers learning points for other organisations who are considering developing a similar service. More at: www.housinglin.org.uk/Eden_CaseStudy

Going for broke with personalisation – new approaches to housing with support for people with disabilities

This case study by Sanna Westwood, formerly Commissioning Manager (Accommodation) at Essex County Council, is based on a presentation she gave at the East of England Housing LIN regional meeting earlier this year in Cambridge. It gives a high level view at the introduction of a housing brokerage service in Essex and identifies the key phases and activities that took place. With the recent refresh of 'Think Local Act Personal', it also provides useful information to anyone considering developing a more personalised housing offer and the key ingredients for establishing a brokerage service. Read in full at: www.housinglin.org.uk/HousingBrokerage_CaseStudy

Promoting independence: an evaluation of Camborne Public Rooms, Cornwall

This case study by Janet Sutherland looks at Camborne Public Rooms, Coastline Housing's scheme of town centre affordable rented flats for over 50s or those in receipt of higher level Disability Living Allowance to promote and maintain independent living. Interviews with residents clearly demonstrate improvements to their quality of life, and that design can promote the development of a sense of mutuality and community. Listed in this year's Top 50 Affordable Housing Developments in the UK, the case study considers whether this model could be replicated elsewhere as part of a range of provision. More at: www.housinglin.org.uk/CambornePublicRooms_CaseStudy



Camborne Public Rooms

Getting it right for rural communities

This case study describes the transformation and development work of Eden Housing Association (EHA) in rural Cumbria, to reshape its housing support services for older people, and to develop a wider independent living offer.

In 2012, EHA launched Eden Independent Living (EIL), a local partnership of care and support services, delivering assistance, help and reassurance services that people need to continue



Eden Independent Living customer with advisor Sylvia Garner

to live independently in their own homes. The EIL service offers an innovative approach to targeted practical and social support, home care, community alarm and telecare, handyperson service, decorating and garden



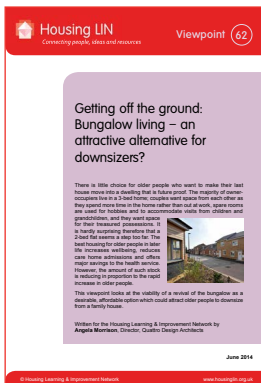
NEW VIEWPOINTS

Three new viewpoints question the ability of the private sector to develop leasehold extra care housing at a scale that meets the needs of older people looking to downsize, considers whether bungalow living can get off the ground again, and explores safeguarding and some very real issues in the housing sector.

Will the private extra care market take off in 2014?

People are living longer lives – but how can they have a good quality of life, well into old age? One part of the answer to that question centres on the provision of housing and care choices that are appropriate to the wishes and needs of those people as they get older. This new viewpoint by Ben Hartley, a Director at Carterwoods, looks at the prospects for the ‘independent’ sector rising to the housing and care challenge and making its mark this year. View at: www.housinglin.org.uk/PrivateExtraCareMarket_Viewpoint

Getting off the ground: Bungalow living – an attractive alternative for downsizers?



There is little choice for older people who want to make their last house move into a dwelling that is future-proof. The majority of owner-occupiers live in a 3-bed home; couples want space from each other as they spend more time in the home rather than out at work, spare rooms are used for hobbies and to accommodate visits from

children and grandchildren and they want space for their treasured possessions. It is hardly surprising therefore that a 2-bed flat seems a step too far. The best housing for older people in later life increases wellbeing, reduces care home admissions and offers major savings to the health service. However, the amount of such stock is reducing in proportion to the rapid increase in older people.

This viewpoint by Angela Morrison, Director, Quattro Design Architects, looks at the viability of a revival of the bungalow as a desirable, affordable option which could attract older people to downsize from a family house. Available at: www.housinglin.org.uk/Bungalow_Viewpoint

Independent living – safe as houses?

As a signatory to the Department of Health’s 2012 Concordat and Programme of Action following the exposure of what happened at Winterbourne View, the Housing LIN is committed to publish information that supports our members to provide good quality care across health, housing and social care.

This viewpoint by Paul Craven draws attention to some of the current issues faced by both managers and front line workers when working with the Safeguarding Agenda and the Mental Capacity Act. It also looks at some thorny issues, like the importance of the ability of staff to communicate in English, and the omnipresent cuts in training budgets. Whilst not seeking to give definitive answers, it is hoped that the topics will provide a starting point for further thought and discussion. Download at: www.housinglin.org.uk/SafeasHouses_Viewpoint

For more on safeguarding, read about SCIE’s new online tool on p.8)

RADIO 4 THOUGHT FOR THE DAY



For anyone who missed it, Rev Rob Marshall’s excellent piece on the Today programme on 25 April puts the finger on the button of the increasing importance of making a proactive conscious decision to be a good neighbour to the nation’s elderly. Listen at: www.bbc.co.uk/programmes/p01xykv9

OTHER USEFUL PUBLICATIONS / RESOURCES

HOUSING FOR OLDER PEOPLE

In this section we bring you details on other new resources on a range of themes related to ageing, and housing for older and disabled people.

Integrated by Design

This is the third report by PRP Architects succinctly summarising the current provision and emerging trends in housing and care for older people in the United Kingdom, such as ‘community hubs’.



It highlights that a more holistic approach to housing and care for older people through greater integration of Housing, Health and Adult Services has become an important focus of evolving government policy. Building on the HAPPI recommendations, the report calls for:



- Our housing and neighbourhoods need to be designed to be as **inclusive** as possible;
- We need an increasingly **integrated** approach in terms of housing and care delivery, in terms of services, agencies and local and central government and in locating older people at the heart of our communities, and
- **Innovation** will be needed in terms of design, assistive technology and, particularly, from the financial services industry to release equity and offer creative funding arrangements to meet the growing costs of housing and care.

Download the report at:

www.housinglin.org.uk/pagefinder.cfm?cid=9202

The Generation Strain: Collective solutions to care in an ageing society



This new IPPR report calls for a plan to 'build' and 'adapt': to put in place the right building blocks to prepare for an ageing population and to reduce future demand for care. However, in relation to housing, it explains that the planning of housing development in a way which adapts to our ageing society is still very much

in its infancy. To address this, it recommends designing in age-inclusive solutions that support self help and mutual support, such as co-housing communities, and housing innovation zones.

Read at:

www.ippr.org/publications/the-generation-strain-collective-solutions-to-care-in-an-ageing-society

Retirement (sheltered) housing

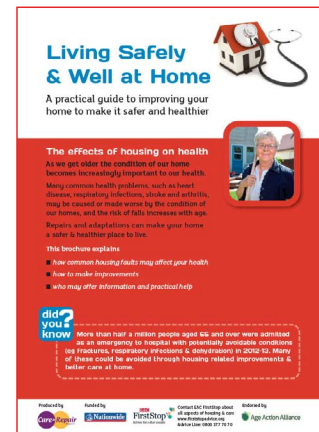
This new factsheet by Age UK gives information on retirement housing, including extra care housing. It is written with older people in mind and provides helpful background information on why older people may want to choose retirement housing and the choices typically on offer. Find at:

[www.ageuk.org.uk/Documents/EN-GB/Factsheets/FS64_Retirement_\(sheltered\)_housing_fcs.pdf](http://www.ageuk.org.uk/Documents/EN-GB/Factsheets/FS64_Retirement_(sheltered)_housing_fcs.pdf)

Living Safely & Well at Home - New Self Help Guide for Older People

Care & Repair England has teamed up with EAC FirstStop and the Older People's Housing Champions Network to produce a practical self help guide to making the home safer and healthier. The 8 page A4 brochure explains how common housing faults can affect health, suggests remedial measures and who to turn to for information and practical help. More at:

www.housingcare.org/downloads/kbase/3319.pdf



In addition, to further support joint work by health, social care and housing we have produced a short, simple self training module for health, care and support staff and volunteers, 'Enabling Older People to Live Safely & Well at Home', which is free to download at:

www.housingcare.org/downloads/kbase/3326.pdf

Adult Safeguarding and Housing Staff

This new online guide from SCIE raises awareness about safeguarding in key areas relevant for housing staff: at management and frontline levels, for all housing staff, not just those in sheltered or supported housing. Supported by the Housing LIN, the guide aims to help housing and contracted staff improve their communication and joint working with safeguarding partners, particularly local authority social services staff with safeguarding responsibilities.

It includes information to help frontline staff identify people at risk and possible signs of abuse and to know what to do if they have concerns. The guide identifies some of the issues relating to safeguarding in housing and suggests key areas for improvement.



View the comprehensive information in each of the following sections using the links below:

Frontline housing staff and contractors

www.scie.org.uk/publications/guides/guide53/frontline-housing/index.asp

Housing Managers

www.scie.org.uk/publications/guides/guide53/housing-managers/index.asp

Local Authority Social Care Staff

www.scie.org.uk/publications/guides/guide53/local-authority/index.asp

An accompanying promotional video can also be viewed at: www.scie.org.uk/publications/guides/guide53/promotional-video.asp

Creating the asset base – a review of literature and policy on housing with care

This paper by the Adult Social Services Environments and Settings (ASSET) project team can be found on the Journal of Housing, Care & Support (paid) website at: www.emeraldinsight.com/fwd.htm?id=aob&ini=aob&doi=10.1108/HCS-09-2013-0017

It provides a helpful review of UK and international literature carried out as part of a project exploring the commissioning and delivery of social care in housing with care settings. An abstract is also available at: <https://eprints.worc.ac.uk/3054/>

National Planning Policy Guidance briefing note

Presenting at a recent APPG on Housing and Care for Older People meeting, Planning Consultants Tetlow King reported that they have produced this brief note for ARCO which looks to explain the importance and relevance of the recently published National Planning Policy Guidance regarding development involving specialist care accommodation for older people. Available at: www.housinglin.org.uk/library/Resources/Housing/OtherOrganisation/NPPG-summary.pdf

Quantifying the health benefits of the Decent Homes programme

This report by the Building Research Establishment quantifies how much the improvements to social housing arising from the Decent Homes programme (2001–2010) have reduced costs to the NHS in treating housing-related injuries and illnesses. Copies of the report can be purchased from: www.brebookshop.com

Community Matters

ILC-UK and Age UK have teamed up to produce a series of new briefings exploring how communities need to adapt to an ageing society. Of note are the briefings 'At home' and 'Ensuring communities offer older people what they want'. Both at:

www.ilcuk.org.uk/index.php/publications/publication_details/at_home



Building comfort for old age: Designing and managing thermal comfort in low carbon housing for older people

This briefing by Alan Lewis provides a summary of the findings derived from the project 'Conditioning Demand: Older People, Diversity and Thermal Experience'. The research looked at energy consumption and thermal comfort in domestic settings, including extra care housing, to understand the implications of these trends and make sensitive recommendations on improving the domestic thermal experiences amongst older people. More at:

www.housinglin.org.uk/pagefinder.cfm?cid=9214

HEALTH & CARE

We are grateful to Papworth Trust for sponsoring our Healthwatch pages. This section features new papers/resources that have a connection across housing, health and/or social care. They include:



Active by design: designing places for healthier living



This new guide from the Design Council looks at how the design of buildings and public spaces in cities and towns can lead to positive changes

in our lifestyle and help achieve greater levels of physical activity. More at: www.designcouncil.org.uk/sites/default/files/asset/document/Active_By_Design_Brochure_web_LATEST.pdf

Health & Housing Safety Rating System

The House of Commons Library have produced a useful briefing that explains the old Housing Fitness Standard and the reasons for its replacement with the new HHSRS. Download at: www.parliament.uk/business/publications/research/briefing-papers/SN01917/the-housing-health-and-safety-rating-system-hhsrs

Adult social care in England: overview

The National Audit Office have published a useful report which puts flesh on the data about rising care needs and falling spend on care in England. Download at: www.nao.org.uk/report/adult-social-care-england-overview

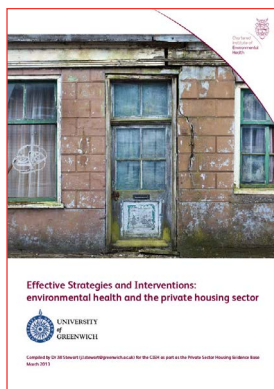
A new settlement for health and social care

The King's Fund's interim report from the independent Commission on the Future of Health and Social Care in England. 'A new settlement for health and social care' argues for better alignment in funding, organisation and entitlement across the sectors, including a greater reliance on commercial sector involvement and private sector health insurance.

The interim report acknowledges the involvement of housing but doesn't go into any detail as this was out of the scope of the Commission. Instead, more information on housing can be found in the summary of the evidence, such as the submission made by the Housing LIN. More at: www.kingsfund.org.uk/publications/new-settlement-health-and-social-care

Effective Strategies Interventions: environmental health and the private housing sector

This paper for the Chartered Institute of Environmental Health, edited by Jill Stewart at the University of Greenwich, draws together a range of methods and good practice in adding to the environmental health and housing evidence base. In particular, it seeks to enhance practice and continue to develop the evidence base in disseminating work on effective strategies and interventions that demonstrate the fundamental importance of housing as a social determinant of health and the potential for improved health outcomes. Available at: www.cieh.org/policy/default.aspx?id=46518



Connecting housing and health

The NHF have published a selection of informative briefing papers that provide an overview of the links between housing and health that reflect different systems issues and patient conditions. They include:

Tackling health inequality through housing offers insight into the priorities for Directors of Public Health in tackling health inequality and commissioning preventatively and provides examples of the different ways that housing associations can tackle health inequalities and promote resilience and wellbeing at local level. Find at: www.housinglin.org.uk/pagefinder.cfm?cid=9206

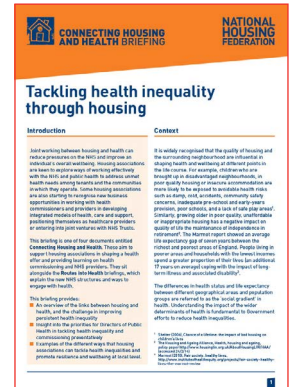
Partnerships with NHS providers to improve hospital discharge and community reablement highlights the priorities for health commissioners and NHS providers in improving hospital discharge pathways. View at: www.housinglin.org.uk/pagefinder.cfm?cid=9207

Managing Long Term Conditions in the Community provides an overview of the rise in long-term conditions and the resulting pressures on the health system. Download at: www.housinglin.org.uk/pagefinder.cfm?cid=9208

Partnerships with health to improve housing and mental health gives an update on current challenges and opportunities working with NHS providers in relation to mental health services. It offers insight into the priorities for health commissioners and NHS providers in developing crisis and recovery services in mental health. Read at: www.housinglin.org.uk/pagefinder.cfm?cid=9209

Creative use of NHS Land explores how housing associations can help the NHS to use its estate to improve health outcomes and to create an alternative revenue stream. More at: www.housinglin.org.uk/pagefinder.cfm?cid=9177

Quality governance for housing associations explains the issues around quality and clinical governance in housing, care and support services and the importance of understanding the relationship to clinical pathways across the health landscape. Read at: www.housinglin.org.uk/pagefinder.cfm?cid=9178





Focus On: Social care for older people: Reductions in adult social services for older people in England

This QualityWatch report by Nuffield Trust and Health Foundation reveals that between 2009/10 and 2012/13 spending on social care for older people fell by 15 per cent in real terms from £10.6 billion to £9.8 billion.

Key findings include:

- Almost a quarter of a million fewer older people received publicly funded community services in financial years 2012/13 compared to 2009/10 (a 26 per cent drop)
- Home and day care spending by councils fell by 23 per cent (or £538 million) over the same period, and
- The number of older people receiving home-delivered meals has more than halved since 2009/10



It also highlights that transfers of money from the NHS to adult social care have more than doubled since 2009/10 and that, without these, service cuts in social care could have been even more drastic. Read in full at: www.qualitywatch.org.uk/focus-on/social-care-older-people

Health and housing: From consensus to practice

This paper by MHP Health explores how housing is being considered in areas of the country tasked with improving integration between the NHS and community services. However, it reveals that just one quarter of local authority areas involved in the flagship integrated care pioneers programme have considered housing as a component of joined-up health and social care services. MHP Health's analysis of the joint strategic needs assessments (JSNAs) of the 49 health and wellbeing boards taking part in or supporting the 'integration pioneers' and 'whole-person care innovation councils' found that one in five councils do not recognise housing in the planning of social care services.

To read the full findings and recommendations, go to: www.housinglin.org.uk/pagefinder.cfm?cid=9215

HOUSING & DEMENTIA

We are immensely grateful to Brunelcare who have agreed to support our housing and dementia webpages and Sue Garwood, our dementia lead, for the following items.

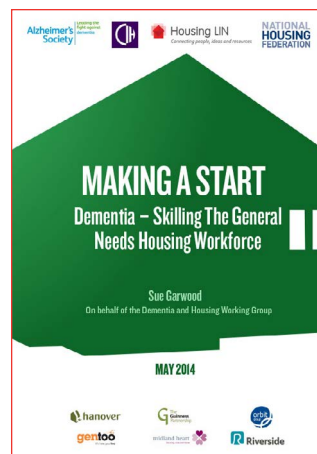


PM Challenge on Dementia

The co-chairs of the dementia challenge champion groups, which the Housing LIN is proud to sit on, have written to the Prime Minister to report on their progress. The letter and accompanying annex highlight the important achievements since the challenge was launched 2 years ago and sets out the co-chairs' ambitions for the third year of the dementia challenge. The champion groups each focus on one of the main areas for action in the PM's dementia challenge: health and care, dementia friendly communities, and dementia research. More at: <http://dementiachallenge.dh.gov.uk/2014/05/07/champion-groups-letter>

Making a Start: Dementia – Skilling the General Needs Housing Workforce

During Dementia Awareness week (19-25 May) the Housing LIN helped launch a comprehensive report and Resource Pack by the Dementia and Housing Working Group (DHWG) on skilling the general needs housing workforce in dementia. It considers: why general needs housing providers need to



equip their workforce to work effectively with people who have dementia; what they would be advised to do; and how they might go about doing it. Written by Sue Garwood on behalf of the DHWG, it was funded by five housing associations. The full report, Resource Pack, and stand-alone Ten Key Points and Executive Summary can be found at: www.housinglin.org.uk/makingastart_housingworkforceanddementia

DEMENTIA TRAINING

Are you dementia aware? As featured in the Housing and Dementia Working Group's report and resource pack on training and skills (see above), there is a need for improved training and awareness amongst housing staff at all levels about the implications of dementia in a housing setting.



To this end, Sitra, the Association of Dementia Studies at the University of Worcester, and the Housing LIN have come together in a learning partnership to deliver an innovative dementia leaders

programme specifically for the housing sector. The programme has received funding support from the Department of Communities and Local Government. There will be two courses: one for strategic leaders, the other for scheme managers. Following the link below for details on the programme(s) and how to apply:

www.sitra.org/training/dementia-leaders-programme-for-the-housing-sector



TELECARE UPDATE

This section, supported by the Assisted Living Innovation Platform at the Technology Strategy Board, highlights relevant Telecare and Telehealth items that may be of interest to Housing LIN members

The unit costs of telecare/health

As reported in the 'Policy & Funding' section, the PSSRU have published the latest in the unit costs of adult social care. This includes a specific section on the costs of telecare and telehealth. Download the relevant pages at: www.pssru.ac.uk/project-pages/unit-costs/2013/#sections

Longitudinal study reveals previously unevaluated benefits of telecare

Tunstall report that a partnership with the universities of Leeds and Oxford on the Technology Strategy Board funded AKTIVE study has unearthed new evidence on the benefits of telecare in improving independence and social inclusion for older people with dementia and those prone to falling. More at: <http://uk.tunstall.com/news/399/new-findings-from-aktive-study-reveal-previously-unevaluated-benefits-of-telecare>

Have we got even more news for you!

If you are switched on to the above items, the February Telecare LIN newsletter is now available. Packed with everything you need to know about latest policy, practice and product developments. The latest edition and accompanying supplement covering journal articles are now available at: www.telecarelin.org.uk



HAVE YOUR SAY

Sitra have been commissioned by Skills for Care to explore existing, emerging and new roles that bring together housing and social care. They want to explore how roles are changing – where the bringing together of housing and care responsibilities in supported accommodation and floating support services are creating new roles. They will soon be surveying to find out what the future will look like. If you'd like to participate, please go to: www.sitra.org/news/research and register your interest.

REGIONAL HIGHLIGHTS

We are grateful to Keepmoat for sponsoring our regional news. Keepmoat is national market leader in community regeneration and housing solutions on a national scale.



Yorkshire & Humber

Paula reports that a 53 unit, extra care housing scheme in Heckmondwike, has been officially opened by Regenter Excellent Homes for Life (REHL). Following the opening of Woodland Court in Dewsbury last year, Meadow Green is the second of the three extra care schemes being built by Kirklees Council in partnership with REHL. There are also 10 flats that will provide specialist support to people with dementia. The third Extra Care housing scheme, Sandymount, is being built in Huddersfield and is due to open in July this year.



Meadow Green in Heckmondwike

And in Hull, Riverside have announced a £54 million programme to develop 3 schemes, offering 300 extra care units of accommodation by 2016.

North West

Libby and Jean report that last month's NW 'look and learn' meeting at Wulvern's new scheme in Pittmere, Crewe, drew a large crowd of members. Copies of the presentations are now available at: www.housinglin.org.uk/Events/ArchivedEvents/ArchivedHousingEventDetail/?eventID=808

Your Housing Group is currently developing six new purpose built extra care retirement developments across the North West over the next two years,



including starting on site at their new development of Extra Care at Meadow Croft, Helsby. Keepmoat are the contractors for this £8m development of 77 mixed tenure units. For more details of individual schemes in Stockport, Leek, Keswick and Chester, visit: www.yourhousinggroup.co.uk/find-a-home/older-peoples-services/coming-soon-retirement-living

Wythenshawe Community Housing Group have achieved full planning permission on their landmark £18m Extra Care development for Wythenshawe. Expected to be completed at the end of 2015 this development will provide 135 units. £5m funding was through the DH CaSSH fund managed by the HCA.

Riverside in partnership with Liverpool City Council have commenced on site in Dovecot, where 46 units or apartments and bungalows are planned with funding achieved through HCA Affordable Homes Programme.



On site work at the new scheme in Dovecot

Ribble Valley are building 32 bedroomed, shared ownership bungalows, the first of their kind in the Borough. Taylor Wimpey are building in partnership with St Vincents HA and Ribble BC.

Work is progressing well at Rochdale Borough Wide housing on their Extra Care development in Littleborough with an expected completion in February next year.

City West Housing Trust will reach completion on their 66 units scheme Amblehurst Gardens in Little Hulton in September 2014.

Trafford Housing Trust have named their current Extra Care build in central Sale, Cheshire Fiona Gardens in memory of WPC Fiona Bone who lived locally. Commissioning on this mixed tenure scheme is imminent.

Contour Homes are training staff and repairs teams to become 'Dementia Friends' to help make sure tenants living with the condition have all the support they need. The housing association has already recruited eight 'Dementia Champions' to deliver training to their colleagues.

And finally, in Prestwich, apartments at Broadfield Court, a 62 unit McCarthy and Stone scheme, have gone on sale with site expected to be handed over into management later this year.

Eastern

Sue reports that the Housing LIN regional meeting on the Care Bill, Implications and Opportunities for the Housing Sector, was highly informative. Hosted by South Cambridgeshire District Council, it gave participants the opportunity to learn about the key provisions of the Bill and the challenges and opportunities it presents to Adult Social Care, Housing and Health and others. Presentations were supplemented by group and plenary discussions with key issues explored and noted. More at: www.housinglin.org.uk/Events/ArchivedEvents/ArchivedHousingEventDetail/?eventID=791

She also reports the ADASS Housing Policy Network and regional Sector Led Improvement network held an event on 23rd April improve understanding amongst senior ASC staff of the importance of housing and housing-related services to health and wellbeing. A similar event, organised by the East of England LGA, and targeted at Health and Wellbeing Boards is being held on 20th June in Girton. For details and to book go to:

www.eelga.gov.uk/events/health-and-social-care-integration-series-health/

And in Romford, Dreywood Court, a new 98 unit, mixed tenure scheme managed by East Thames Group, and constructed by Willmott Dixon, has been selected as one of the Top 50 UK Affordable Housing Developments.



Dreywood Court, Romford

In Peterborough, Castleoak's development team has achieved planning permission for 37 one- and two-bed assisted living apartments and 13 care suites for Methodist Home, having previously identified and acquired the site. Construction will start this month.

East Midlands



Smithybrook View, Clay Cross

Debbie reports that Smithybrook View, a 90 unit scheme with 2 bed apartments in Clay Cross, Derbyshire, is due early next year. Managed by Chevin Housing Association, part of Together Housing Group, the scheme has been sensitively designed to make living easier for people age 55 and over, including full wheelchair accessibility. It will include a specialist daycare services, delivered by Derbyshire County Council, also available to the wider community.



In other news around Derbyshire, it is reported that Housing&Care 21 have withdrawn from Phase 2 of a major project to develop 680 apartments across the county. However, it remains committed to completing the 2 schemes under Phase 1 in Long Eaton and Buxton.

South West

Pat reports that a copy of the Gloucestershire Affordable Housing Landlords Forum's Health and Housing Summit report, 'Healthy Communities = Healthy Lives' is now available on the Housing LIN website and discussions are taking place to reinvigorate the regional leadership set. Watch this space!

On the development front, Pat reports that Coastline Housing's Camborne Public Rooms in Cornwall, an affordable rented scheme for people over 50 was selected as one of the Top 50 UK Affordable Housing Developments this year (see Housing LIN case study for more details).

Likewise, Beechfields View in Torbay, a scheme that includes 25 apartments for over 55s and 8 specifically for wheelchair users, also featured in the Top 50 UK Affordable Housing Developments.



Beechfields View, Torbay

In Devon, the County Council is intending to launch a competitive tender to seek strategic development partners to develop 800 units of Extra Care Housing across market and coastal towns and the city of Exeter. This builds on the current provision in the County across three sites and a further 4 in the pipeline.



Middleton House, Cheltenham

In Cheltenham, the official opening has taken place of Sanctuary Supported Living's 49 unit, mixed tenure extra care scheme, Middleton House.

Darrell Jackson, Strategic Business Manager for

Older People at Knightstone, has also informed us that they have completed an extensive £10 million programme to make significant improvements to our sheltered and extra care housing in the South West. In addition, they produced a short film capturing the difference that the improvement programme has made to residents' lives. You can watch it and find out more here:

www.knightstone.co.uk/independent-living

London

Margaret reports that Halton Court, a Viridian Housing Association scheme for over 55s, designed by PRP Architects, and a recently featured Housing LIN case study, has been selected as one of the Top 50 UK Affordable Housing Developments.



Halton Court, Kidbrooke

Also, One Housing Group and Mount Avril have joined forces to create 121 new 'exclusive' homes of high rise living in Canary Wharf, including 10 on a shared ownership basis, and a further 110 affordable homes nearby as part of the deal.

In Barnet, there are two extra care schemes in the pipeline as part of their current programme to deliver 339 units of accommodation. However, they report that demand for extra care in the borough outstrips supply.

Wandsworth Council have produced a helpful factsheet for residents entitled, 'What is extra care housing?'

In Hounslow, planners have recommended the demolition of an existing care home and erection of a three storey, 33 one-bedroomed extra care housing scheme and a further 3 two-bedroomed units.

South East

Sue is delighted to report that Henley Healthcare Homes have generously offered support this year to boost the capacity of our SE Housing LIN arrangements.



And on the development front, Anvil Court, a 60 apartment extra care housing scheme in Banstead & Reigate managed by Housing&Care 21 and supported by Surrey County Council, was officially opened on 30 April.

And finally in Tonbridge, Kent, Abbeyfield have been granted planning permission to build an extra care scheme on the site of their former care home.

North East

Denise reports that last month's NE 'look and learn' meeting at Housing&Care 21's scheme, Dovecote Meadow, Sunderland, was a great success. Copies of presentations are now available on the Housing LIN website at.

www.housinglin.org.uk/Events/ArchivedEvents/ArchivedHousingEventDetail/?eventID=809



In April, the scheme also hosted a visit by Housing Minister, Kris Hopkins, who visited it and another Housing&Care 21 scheme being built by Keepmoat in the city.



*Housing Minister
Kris Hopkins visiting
Dovecot Meadow,
Sunderland*

Staying in Sunderland, Gentoo Group is working with North East Clinical Commissioning Groups on a pilot designed to help GPs 'Prescribe a Boiler' to their patients. Under a framework agreement, they can prescribe a suite of home improvements, free of charge, to patients who have medical conditions exacerbated by cold, damp homes. As a result, Gentoo has carried out energy efficiency improvements in an effort to prove warm homes equal healthy people. Importantly, the project is also expected to generate a reduction in visits to GPs, walk in centers and A&E along with a reduction in prescription cost. More at: www.insidehousing.co.uk/eco/landlord-pilot-tests-the-link-between-housing-and-health/7003705.article



Bowmont House, Newcastle

On the development front, Bowmont House in Newcastle has opened its doors. Managed by Bernicia, this extra care scheme has a 24hr on-site

care team and a range of shared facilities and social activities for people over 55 years of age.

In Middlesborough, Coast & Country have purchased 4 bungalows from Taylor Winpey (as part of a s016 arrangement) for sale on a shared ownership basis to older people. And lastly, in Northumberland, Isos Housing have selected Galliford Try to develop their £5m mixed tenure scheme at Alnwick. Weavers' Court will provide 58 affordable one and two-bedroom apartments, half on a shared ownership basis.

West Midlands

Anne reports that last month's WM meeting in Warwick which focussed on housing and dementia was oversubscribed. Special thanks to Ros and Roy Dibble for sharing their personal story. Copies of the presentations can be accessed now at: www.housinglin.org.uk/Events/ArchivedEvents/ArchivedHousingEventDetail/?eventID=804

On the development front, the foundation stone was laid in April to celebrate the construction of Bourneville Gardens, a £40m development

of 212 homes for older people, in partnership between ExtraCare Charitable Trust (ECCT) and Bourneville Village Trust. And on the Hagley Road, Birmingham, ECCT's 240 unit retirement village has also been selected as one of the Top 50 UK Affordable Housing Developments.



Hagley Road Village, Edgbaston

In Warwick, Housing&Care 21's Rohan Gardens, a 42 unit extra care scheme supported by the County Council has been similarly recognised.



Rohan Gardens, Warwick

And in Coventry, planning permission has been granted for Earlsdon Park Village, a new ECCT urban village close to the city centre.

Lastly, in Stoke, Baskeyfield House, a new £14m extra care housing development comprising of 80 units of accommodation by Sanctuary Group in Stoke-on-Trent, is to be named Lance Sergeant John Baskeyfield, an artillery gunner with the South Staffordshire Regiment who died fighting at the ill-fated Battle of Arnhem in 1944. He was posthumously awarded the Victoria Cross.

Wales

As reported on the cover of this newsletter, the Housing LIN has been commissioned by the Welsh Government to support, commissioners, funders and developers as they seek to raise standards of housing for older people.

Housing LIN founder and director Jeremy Porteus described the step as an exciting development, stating: *"This arrangement helps us to improve further the support we already offer to around 1,000 existing members living or working in Wales. It also means we can help promote the value of extra care housing and new design standards and support efforts to maintain and improve existing sheltered housing stock."*

Ruth Marks, Director of Older People's Services, Reach and the Seren Group, said: *"We are significantly expanding our services for older people and regularly consult tenants, people we support*



and partner agencies. We are keen to share our experience and learn from others and having access to the specialist Housing LIN will be a real advantage.”



Logo for the Housing LIN's new presence in Wales

To view the comprehensive range of resources now available on the Housing LIN Cymru pages, visit: www.housinglin.org.uk/Wales

Furthermore, details of a major £50m investment in services that will help ease pressure on the NHS by preventing unnecessary admissions and delayed discharges from hospital and residential care have been unveiled by the Welsh Government. They include several housing related projects which we will follow with interest. More at: <http://wales.gov.uk/about/cabinet/cabinetstatements/2014/intermediatecarefund/?lang=en>

Elsewhere, Welsh Government Housing Minister, Carl Sargeant, officially opened Llys Jasmine, the extra care housing scheme in Mold, Flintshire, featured in a new Housing LIN case study.



Llys Jasmine Extra Care scheme in Mold

In Anglesey, the Council have been consulting on accommodation for older people in the Alnwick catchment. And lastly, plans are afoot in Wrexham to build 21 extra care apartments for older people.

Scotland and Northern Ireland

Jeremy reports that IRISS have written a useful Insight briefing on housing issues facing older people in Scotland and implications for policy and practice. 'Extending the housing options for older people: focus on extra care' is available at: www.iriss.org.uk/resources/extending-housing-options-older-people-focus-extra-care



Cowan Court, Penicuik

On the development front, Midlothian Council's flagship extra care housing scheme, Cowan Court, Penicuik, has been nominated for 'Senior Living Development of

the Year' at the Scottish Home Awards 2014. And plans are afoot to develop a 300 unit retirement community in East Renfrewshire.

And in Northern Ireland, the Housing Executive has updated their website listing research on housing and older people. View at: www.nihe.gov.uk/index/corporate/housing_research/completed/research_older_people.htm

And further afield

Jeremy reports that a meeting looking at Practice and Understanding of Supported Housing (PUSH) in Europe took place in Brussels last month. The aim of PUSH Europe is to support and deliver positive outcomes for vulnerable people through practical exchange on the integration of services and housing. To this end, it brings together European support and housing practitioners who deliver and build capacity in affordable housing with support for vulnerable people. The Housing LIN is pleased to be associated with this programme.

REGIONAL 'LEARNING LAB' MEETINGS / EVENTS

midland heart
housing, care and more



We are grateful to Midland Heart Housing Association for supporting these pages.

Registrations for our regional 'look and learn' meetings are open to members of the Housing LIN. Details of those confirmed in your area are listed below or at: www.housinglin.org.uk/Events
To receive an automatic invite, register your interest by region at: www.housinglin.org.uk/userAccount/register

East of England HLIN, 8 July, Peterborough

South East HLIN, 8 July, Reading

London HLIN, July, Romford (14 or 16 July tbc)

East Midlands HLIN, July (date and venue tbc)



OTHER FORTHCOMING EVENTS

This section lists major events supported by the Housing LIN that will be of interest to network members.

Housing and Assistive Technology

18 June (Dudley)

Register at: www.eventbrite.co.uk/e/get-connected-event-18-june-2014-registration-11552585093

SHOP: Making best use of your sheltered housing asset

3 July (Cardiff)

<http://ipc.brookes.ac.uk/shop.htmlNewsletters/>

Looking at best practice and the future of sheltered housing in Dorset

7 July (Dorchester)

To book, please email elaine.parker@dorsetcc.gov.uk

Dementia: the Strategic Leaders Programme

2 day course - 22 & 23 July (Birmingham)

More about course content at:

www.sitra.org/training/dementia-leaders-programme-for-the-housing-sector

Dementia: the Scheme Managers Programme

Over 4 days - 16 & 17 September and 21 & 22 October (Birmingham)

More about this new course at:

www.sitra.org/training/dementia-leaders-programme-for-the-housing-sector

POETRY CORNER

We are pleased to bring you a new poem by Brian Wilks.

Thank goodness for handrails

Once I stood
At the top of the stairs
Out of breath

Then I stood
Half way up the stairs
Out of breath

Now I stand
At the foot of the stairs
Out of breath
Looking up

PROFILE YOUR WORK

If you have promotional material, articles or features you would like us to consider for future editions of *Housing with Care Matters*, please send information to:
info@housinglin.org.uk

We welcome your contributions.



ABOUT THE HOUSING LIN

With over 40,000 members, the Housing LIN is the leading 'learning lab' for a continually growing network of housing, health and social care professionals in England involved in planning, commissioning, designing, funding, building and managing housing, care and support services for older people and vulnerable adults.

We welcome items for consideration in our next issue. Drop us an email with your news to:
info@housinglin.org.uk



We are grateful to Willmott Dixon for their support of *Housing with Care Matters*

WILLMOTT DIXON



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